

# Yacht Club Waterfront

8034 12th Avenue S.  
St. Petersburg, Florida 33707

3 Bedrooms / 3 Baths / 2 Car Garage  
2,771 heated sq. ft. • Built in 1966 • 78' x 150' Lot

Offered for \$625,000

[www.Yacht-Club-Estates.com](http://www.Yacht-Club-Estates.com)



Leave the hustle of the mainland behind as you make your way into Yacht Club Estates. Lush tropical

landscaping frames the roadways, and trim manicured lawns are the norm. Here is a neighborhood that's designed to enjoy the best of the Florida lifestyle, and you'll love living here.

to the screened pool and lanai, where you'll enjoy relaxing. The gorgeous Intracoastal Waterway is just beyond. The dock is a great place to drop a line or watch the sunset. Watch the boat parades and soak in the sun - this is what Florida living is all about. See for yourself today!



**This galley kitchen has lots of potential, featuring:**

- Solid wood cabinetry
- Built-in desk at lower height
- Newer black range/oven & microwave
- Sub-Zero paneled refrigerator
- Cute breakfast nook
- Separate entertainment bar with built-in cabinetry for storage

This home offers incredible space and location - just some simple cosmetic updating will transform the very livable floor plan into a modern showplace. The rooms are quite large, and versatile to accommodate your lifestyle.

Imagine entertaining friends or family, with a true wet bar adjacent to the kitchen. The kitchen itself is incredibly functional, with a galley design and room for a breakfast table & chairs. A built-in desk area is great for managing the household, and there's storage galore! Just outside this area is the air conditioned laundry room plus a separate bonus room that will hold all those Costco or Sam's Club buys!

There are formal dining and living areas, as well as a bonus sitting area adjacent to the living room. Walls of sliding glass doors open out



**The huge living room (above) has sliding glass doors out to the pool & lanai. The dining area (below) has vintage grass-cloth walls and tiled floors.**



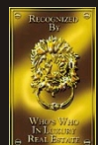
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Direct 727.866.0048 | Toll Free 888.SIMMS88  
E-mail: [sharon@SimmsTeam.com](mailto:sharon@SimmsTeam.com)

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201 Second Ave. N. | St. Petersburg, FL 33701  
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The large Master Bedroom has sliding glass doors to the lanai. There's a walk-in closet and a large private bath.



Three spacious bedrooms offer enough space for everyone. Each has incredible closet space, and there are any number of hall closets. The Master suite enjoys a perfect location with sliding glass doors leading out to the pool. There's a large walk-in closet and built-in cabinetry that leads into the large private bath, with a double vanity, bathtub and a separate shower.

Each of the other two bedrooms is private as well. One cheery bedroom is on the opposite side from the Master, with an adjacent full bath. The third bedroom is toward the front of the home, and has an entire wall of built-in entertainment cabinetry as well as a huge walk-in closet. There's a full bath adjacent to it that's ideal for guest use. Beautifully lit with north-facing windows, it would be fantastic as a den or family room as well.



A second bedroom and full bath are in one wing of the home. The third bedroom (below) has built-in entertainment cabinetry.



The screened pool (below) has lots of deck space for entertaining. A gorgeous view of the Intracoastal Waterway is the perfect backdrop.

## For the Detail-Oriented . . .

- 300 sq ft. air conditioned laundry area and extra storage room
- New shingle roof installed 2000
- New windows installed 2005 to meet current strict "Miami-Dade" hurricane standards
- Automatic sprinkler system on eco-friendly reclaimed water
- Optional neighborhood association (Yacht Club Estates Civic Association)
- **2006 Taxes \$6,562\***  
*\*Pinellas County Property Appraiser indicates that without Save-Our-Homes cap, 2006 taxes would have been \$15,655 or \$16,234 without Homestead.*



**ROOM DIMENSIONS:**

Living Room: 23'-8" x 22'-2"  
 Dining Room: 13'-7" x 16'  
 Kitchen: 9'-3" x 16'  
 Bonus Area: 15' x 11'-2"  
 Master Bedroom: 18'-7" x 14'-5"  
 2nd Bedroom: 11'-11" x 14'-6"  
 3rd Bedroom: 18'-6" x 18'-4"

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Direct (727) 866-0048 - Toll Free (888) SIMMS-88  
 E-Mail: [sharon@simmsteam.com](mailto:sharon@simmsteam.com)

**RE/MAX Metro**  
 201 Second Avenue N., St. Petersburg, FL 33701  
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